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PRYOR CREEK
ESTATES

Department of Health and Environmental Sciences
STATE OF MONTANA HELENA, MONTANA 59601

A. C. Knight, M.D., F.C.C.P.
Director

PLEASE RETURN

December 11, 1980

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City-County Planning Board, 510 N. 28th St., Billings, MT 59101
City-County Health Department, Courthouse, Billings, MT 59101
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Environmental Quality Council, Helena, MT 59601
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Department of Fish, Wildlife and Parks, Helena, MT 59601
Department of Highways, Helena, MT 59601
Department of Natural Resources and Conservation, Helena, MT 59601
Montana Bureau of Mines & Geology, c/o Montana Tech, W. Park St., Butte, MT 59701
Fire Marshal Bureau, Department of Justice, 1409 Helena Ave., Helena, MT 59601
Soil Conservation Service, Federal Building, Bozeman, MT 59715
Office of Interstate Landsales Registration, ATTN: Carlton Goodwin, Title Bldg, Room 324, 909 17th St., Denver, CO 80202
County Commissioners, Courthouse, Billings, MT 59101
County Sheriff, Courthouse, Billings, MT 59101
Information Unit, Department of Health & Env. Sciences, Helena, MT 59601
Environmental Information Center, Box 12, Helena, MT 59601
Montana Historical Society, 225 N. Roberts, Helena, MT 59601
Economics West, P. O. Box 437, Billings, MT 59103
Tom Astle, Jr., 111 Burlington Ave., Billings, MT 59101
Calvin G. McRae, Supt., Huntley Project Public Schools, Worden, MT 59088
Elmer Link, 2201 Fairway Drive, Billings, MT 59101
Huntley Project Irrigation District, ATTN: George A. Barnard, P. O. Box 61, Ballantine, MT 59006
Water Quality Bureau, 3302 2nd Ave. N., Billings, MT 59101
Gibbs and Associates, Consulting Engineers, 1034 N. 27th St., Billings, MT 59101
Donald Erb, P. O. Box 65, Huntley, MT 59037

RE: Pryor Creek Estates
Yellowstone County

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Ladies and Gentlemen:

The enclosed preliminary environmental review has been prepared for Pryor Creek Estates in Yellowstone County, and is submitted for your consideration. Questions and comments will be accepted until December 29, 1980. One extension of time not to exceed seven days will be granted upon request if there is sufficient reason for the request. All comments should be sent to the undersigned.

Sincerely,

Edward W Casne

Edward W. Casne, P.E., Chief
Subdivision Bureau
Environmental Sciences Division

EWC/jg

Enc.

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DEPARTMENT OF HEALTH AND ENVIRONMENTAL SCIENCES
Cogswell Building, Helena, Montana 59601
(406)449-3946

PRELIMINARY ENVIRONMENTAL REVIEW

Division/Bureau Environmental Sciences Division/Subdivision Bureau

Project or Application Pryor Creek Estates

Description of Project This subdivision is proposed for an area about 9 miles east of Billings, Montana, south of the Interstate 94 Huntley Interchange. The Master Plan as submitted contains one 18 hole golf course, a convention center site, 578 residential lots, 3 commercial lots, 23 salable mobile home lots, and a 313 unit mobile home court. The subdivision is to be built over a 15 year time period. Phase I will consist of 32 lots designated for use as single-family or condominium units. Central water will be provided for Phase I, while sewage disposal will be by means of individual on-site systems.

POTENTIAL IMPACT ON PHYSICAL ENVIRONMENT

	Major	Moderate	Minor	None	Unknown	Comments on Attached Pages
1. Terrestrial & aquatic life and habitats			X			*
2. Water quality, quantity and distribution		X				*
3. Geology & soil quality, stability and moisture			X			*
4. Vegetation cover, quantity and quality			X			*
5. Aesthetics			X			*
6. Air quality			X			*
7. Unique, endangered, fragile, or limited environmental resources				X		
8. Demands on environmental resources of land, water, air & energy	X ⟷	X				*
9. Historical and archaeological sites					X	

POTENTIAL IMPACTS ON HUMAN ENVIRONMENT

	Major	Moderate	Minor	None	Unknown	Comments on Attached Pages
1. Social structures and mores			X			*
2. Cultural uniqueness and diversity				X		
3. Local and state tax base & tax revenue	X ⟷	X				*
4. Agricultural or industrial production			X			*
5. Human health				X		*
6. Quantity and distribution of community and personal income		X				*
7. Access to and quality of recreational and wilderness activities			X			*
8. Quantity and distribution of employment			X			*
9. Distribution and density of population and housing		X				*
10. Demands for government services	X ⟷	X				*
11. Industrial & commercial activity			X			*
12. Demands for energy		X				*
13. Locally adopted environmental plans & goals			X			*
14. Transportation networks & traffic flows			X			*

Other groups or agencies contacted or which may have overlapping jurisdiction Water Quality Bureau, Food & Consumer Safety Bureau, Dept. of Health & Environmental Sciences (DHES); Billings-Yellowstone City-County Planning Board; Yellowstone County Commissioners; Yellowstone County Health Dept.

Individuals or groups contributing to this PER. Economics West; Cormier & Assoc.; MT Dept. of Highways, Dept. of Fish, Wildlife & Parks, Bureau of Mines & Geology, Water Quality Bureau, Floodplain Mgmt. Section, Dept. of Natural Resources & Conservation (DNRC), Air Quality Bureau; Dept. of Housing & Urban Development (HUD); Huntley Project Schools, District #24; Gibbs & Assoc.; Donald Erb; Yellowstone County Commissioners, Tom Astle; Elmer Link

Recommendation concerning preparation of EIS Recommend against preparation of an EIS

PER Prepared by: James C. McCauley

Date: December 11, 1980

DHES/ESD-2

POTENTIAL IMPACTS ON THE PHYSICAL ENVIRONMENT

1. Terrestrial and Aquatic Life and Habitats

The area of the proposed subdivision is currently used for production of hay and wheat. A portion has been disturbed in order to construct the new 18-hole golf course. The area is not known to be critical habitat for wildlife or any endangered species. Known wildlife species consist of sharptail grouse and pheasants. The golf course as it is situated along Pryor Creek, the only perennial drainage, should provide nesting habitat and refuge for existing bird species.

Pryor Creek offers an aquatic habitat and empties into the Yellowstone River less than a mile downstream. Therefore, careful attention must be paid to storm drainage from the proposed subdivision. Review of a storm drainage plan is one of the requirements for subdivision approval by DHES. Storm water runoff should not exceed historic flows and should not degradate state waters. The use of fertilizers, pesticides, and insecticides should be controlled so as not to produce detrimental effects on groundwater and streams.

In conversation with Roger Fliger, Regional Supervisor, Dept. of Fish, Wildlife & Parks, it was mentioned that any increase in human habitation of this magnitude is likely to impact local and surrounding wildlife. However, due to current habitation and the growth potential of a large 10 acre platted subdivision to the south of Pryor Creek, impact should be minor.

2. Water Quality, Quantity and Distribution

According to an updated environmental impact assessment prepared by Cormier & Associates in April, 1980, a central water system will be constructed to serve all proposed lots. This water source could be in the form of infiltration wells along the banks of the Yellowstone River or Pryor Creek.

This area of Yellowstone County is located in the Claggett and Judith River formations. A 165 foot deep well from adjacent property was classified as being in the Judith River formation. A U. S. Geological Survey (USGS) test well indicates Eagle Sandstone below the Judith River layer. This area of Yellowstone River terraces is characterized by extensive faulting. Groundwater occurs at a depth of 45 feet or more on the upper terraces according to water and oil well test logs. Test pits and the existing well indicate a groundwater depth of 11-14 feet along Pryor Creek.

Initially, total water consumption for domestic use, irrigation and fire flow was set at 1678 acre-feet per year. The environmental impact assessment prepared by Economics West indicated 9701 acre-feet would be available from established water rights dating back to the early 1900's. The validity of these water rights should be established with DNRC. The most recent estimate for water consumption, not including that for the golf course, is 150 gallons per capita per day. This would result in an approximate demand for 481,400 gallons per day for the lots and trailer court as proposed, according to our calculations. The following excerpts are taken from a hydrogeologic report prepared by Gibbs and Associates:

> The subdivision is not in proximity to any existing public water supply system, which precludes any connection to an existing public system. Test wells have been drilled in the immediate vicinity in order to determine if there exists a suitable subsurface source. The test wells did not show an adequate subsurface supply in the vicinity of the subdivision either in terms of quantity or quality, even to depths of 300-400 feet.
>
> It was known that a significant source of subsurface water exists within the alluvium of the Pryor Creek valley floor. This groundwater had previously been identified as a source of water for irrigating the golf course development which is adjacent to the subdivision. Various water samples showed this groundwater to be superior in quality to that of Pryor Creek itself. A decision was then made to develop the groundwater of the valley floor as a source for both irrigation water and for domestic water for the subdivision.
>
> A site was selected adjacent to the Pryor Creek streambed approximately 3/8ths of a mile east of the subdivision for the location of wells and pumping facilities. A homestead had been located on this site for many years which had utilized a hand-pump well for domestic water supply. A test pit was excavated which showed the upper 8 feet to be mixed sand, gravel, and loam. The next 10 feet consisted of gravels underlain by fractured sandstone. Unfractured sandstone bedrock occurred at 18 feet below the ground surface. The observations made from the test pit indicate that the groundwater is located in the Eagle Sandstone formation. The acquifer recharge area would be areas of this formation which intersect the surface within the Pryor Creek watershed upstream from this point, which watershed comprises some 600 square miles to the south of this location.
>
> WELL INSTALLATION AND PERFORMANCE
>
> Two wells have been installed at the location described above. Each well was installed by excavating to bedrock and then setting a galvanized corrugated metal pipe on end and backfilling with gravel and stones. Data on the two wells is as follows:

Item	Well No. 1	Well No. 2
Purpose	Domestic & irrigation	Irrigation only
Diameter	10 feet	4 feet
Depth finished well	25 feet	25 feet
Pumps	2-1,000 gpm each	1-500 gpm
Depth to static water level	11 feet	11 feet

Pumping test data	
Pumping rate	1,000 gpm
Pumping time	2 hours
Drawdown below static water level	1.5 feet

The discharge from Well No. 1 may be routed either to a ground storage reservoir in the domestic water supply system or to a pond storage reservoir in the irrigation system, both at atmospheric pressure. Well No. 2 discharges into a pressurized irrigation system. Details of Well No. 1 and the domestic water supply system may be found in the construction plans and specifications included elsewhere in the submittal.

Well No. 1 can supply the total estimated daily domestic water requirement of the subdivision in only 16.8 minutes with a single pump. This would effect a drawdown of approximately 0.21 feet.

The top of both wells is at elevation 3144, well above the maximum recorded flood level of approximately 3036 which occurred at this location in 1978.

FUTURE WATER SUPPLY NEEDS

As future development proceeds within the master-planned area of which this subdivision is a part, the need for an additional source of water has been foreseen by the developer. It is anticipated that at some point in time a source of supply will be developed adjacent to the Yellowstone River approximately 1/2 mile northwest of this subdivision. Preliminary discussions have been held with the Department of Water and Power Resources, the town of Huntley, the Burlington Northern Railroad, Montana Department of Highways, and other affected agencies with respect to this future option, and all responses have been favorable. The implementation of this option will depend upon the growth of water demand within the total master-planned area. The data gathered to date indicates the source developed at Pryor Creek will be adequate for a considerable period of time in the future for both residential and golf course irrigation requirements.

Conversation with Wayne Van Voast of the Montana Bureau of Mines and Geology, confirmed the geologic formations previously described. Although the Bureau of Mines and Geology had no data on the immediate area, upstream information suggested adequate quantity and quality.

A chemical water sample taken from the newly developed water supply indicates the quality is generally acceptable. Further testing will be necessary to determine if all public drinking water standards can be met. The sample was high in Sulfate, Total Dissolved Solids and Hardness concentrations, but these are not grounds for rejection of the supply. Final plans for water supply must be approved by the Water Quality Bureau, DHES in Billings.

Individual on-site sewage disposal systems have been proposed for Pryor Creek Estates lots and a central disposal system for the mobile home court area. Areas are set aside for central sewage disposal if future needs dictates such use. Phase I which will consist of single-family and condominium units is suitable for subsurface sewage disposal. Soil profile and percolation tests performed by Donald Erb, soil scientist, indicate sandy to gravelly loams with acceptable percolation.

The remainder of the subdivision is underlain by varying soil types ranging from gravelly loams to clay according to Soil Conservation Service data. Mr. Van Voast of the Bureau of Mines and Geology stated the general area consists of Claggett shale, known for its tight hard structure and relative impermeability. In an engineering report prepared by R. C. Steele of the Dept. of HUD in May, 1979, rock outcroppings were noted at the southeast corner of the tract. Thin shallow rock ledges were observed in county road cuts on the east and south of the tract. However, it appears that sandy and gravelly soils overlie most of the subdivision to considerable depth. Future site specific investigation will be required in order to determine suitable drainfield sites. Slopes greater than 15% may present limitations for drainfield construction in some areas of the subdivision. Lots will probably be combined to overcome site specific problems. Due to the depth to groundwater and distance to any ptoable water supply, the effects of septic tank-subsurface disposal on groundwater will probably be negligible.

As mentioned under item no. 1. proper control of stormwater runoff will alleviate erosion and subsequent stream degradation. Erosion control measures during construction of roads and residences are necessary. The location of the golf course will act as a buffer to prevent impact from intense storms upon Pryor Creek and the Yellowstone River. According to Economics West assessment, some streambank modification may occur, probably consisting mostly of brush removal and/or thinning in the areas where the fairways cross the creek. Actual extensive streambank or stream alteration is not proposed, as it would ruin the natural beauty of the area.

Although a 100 year floodplain has not been delineated for Pryor Creek, available data indicates the proposed subdivision lots have not been subjected to flooding by recent intense storms. Floods of 1965 and 1978 did not rise above the 3,038 foot elevation. In a letter dated February 9, 1979 from Neil Mann, Supervisor, Floodplain Management Section, DNRC to the City-County Planning Board, the following statements were made:

> I have reviewed the environmental impact assessment for the above named subdivision and it appears that the proposal has no potential problem due to overland flooding from streams in the immediate area.
>
> I suggest, however, that every care be taken to maintain the natural drainages in the area and to provide any additional storm drainage as necessary.

3. Geology and Soil Quality, Stability and Moisture

The geological formations and soil variability were noted in the previous section of this report. Problems such as low bearing capacity, swink-swell potential and permeability vary considerably with the 18 different soil groupings found at Pryor Creek. Problems should not be encountered as long as caution is exercised with respect to footings, foundation, and graded slopes. The feasibility of on-site sewage disposal will be determined for individual lots as further phases are submitted for review.

4. Vegetation Cover, Quantity and Quality

The area to be subdivided is mainly grassland with some cottonwoods, willows, wild rose, snowberry and currents along the stream. According to Economics West assessment, an extensive tree planting program will be initiated on the golf course site. Most of the natural vegetation along the stream banks will remain, thus enhancing streambank stabilization and aesthetic beauty.

5. Aesthetics

The development of the golf course and tree planting program should provide for attractive surroundings. Restrictive covenants are developed which will set minimum housing standards.

6. Air Quality

There is no known air pollution problem in the area of the proposed housing development. Changes in air quality would be dependent upon the condition of roads as development proceeds. Michael D. Roach, former chief, Air Quality Bureau, DHES, states in a letter to the Dept. of HUD that:

> A significant amount of fugitive dust may result if the roads are left unpaved depending upon the length of these roads, the average speed of vehicles, and the amount of traffic that is expected. If the roads are paved, then the resulting re-entrained dust would not be significant.

8. Demands on Environmental Resources of Land, Water, Air and Energy

Rural subdivisions require more energy and materials than urban expansion due to lower density and required extension of roads and utilities. Homeowners at Pryor Creek will consume more gasoline commuting to jobs and shopping centers than will residents of Billing's central district.

If approved plans for water supply, sewage disposal, storm runoff control and solid waste disposal are not followed, water quality may be adversely affected. Dust from unpaved roads and fireplace smoke generated by the town could damage air quality. However, there should be no unique resource or energy demands as a result of this subdivision.

See comments under items no. 2 and 6 of Potential Impacts on the Physical Environment.

POTENTIAL IMPACTS ON HUMAN ENVIRONMENT

1. Social Structures and Mores

Presently, the area of the proposed subdivision is primarily an agricultural community. Any large subdivision will have an impact on social structure within a farming community. It is reasonable to assume that these lots will be purchased by people whose social or moral values are atypical of the general community. On the other hand, residential development will continue in this area as the population of the Billing's area expands. An existing subdivision of 3,000 acres of 10 acre tracts lies to the south of Pryor Creek.

3. Local and State Tax Base and Tax Revenue

Current taxes are approximately $500 on the entire tract according to the April 1980 assessment prepared by Cormier and Associates. Whenever the land is reclassified from agricultural to residential use, each of the half acre lots could have a tax of $175 to $225, for a total of $111,150 to $140,050.

As homes are constructed, the value of improvements will raise taxes to approximately $500 - $700 per lot. Another source of tax base will be the golf course and convention center. Since the golf course is presently under construction, it will generate taxes prior to impact from housing.

4. Agricultural or Industrial Production

The 1978 assessment prepared by Economics West estimated 35 acres within the subdivision in the production of hay and forage and about 60 acres of dryland producing wheat. Much of the lowland portion is Haverson loam with an SCS rating of I-1 for irrigation and III c-1 for dryland. Other lowland area within the subdivision is rated IV e-2 for for dryland. The portion of the tract used for dryland wheat is rated III and IV. One would expect about 50-70 tons of hay and 600 bushels of wheat per year.

6. Quantity and Distribution of Community and Personal Income

The growth of rural or suburban areas may result in a shift of community and personal income from urban centers to outlying areas. This could bring about a decline in urban tax base due to business decay. Since it is not known from where future residents might come or where they would be employed, this is a difficult impact to assess. However, it is probable that most new home sales would result from a general increased growth of the Billing's community and not a shift of population. Therefore, a substantial growth of community income should result upon completion of the Master Planned area.

7. Access to and Quality of Recreational and Wilderness Activities

There is no direct access to public lands through this subdivision. Additional recreational facilities will be provided by the construction of an 18 hole golf course and the creation of two parks. Gross park dedication will be about 42 acres.

8. Quantity and Distribution of Employment

See comments under item No. 6 above.

9. Distribution and Density of Population and Housing

The subdivision as now proposed will contain 578 frame houses consisting of both single-family and condominium units, 3 commercial sites, 23 salable mobile home lots, and a 313 unit mobile home court. The 578 available lots are all 20,000 square feet or more in area. Phase I plans allow for construction of up to 34 condominium units on 17 lots in Block 6. Approval of this subdivision will ultimately result in an increase of population and housing density in the localized area of the proposed subdivision.

10. Demands for Government Services

As with any new subdivision, additional burdens will be placed upon local services due to an increased population in the localized area. It is hoped that an increase in tax revenue will offset the need for additional services.

Police protection of Pryor Creek Estates would be provided by the Yellowstone County Sheriff's Office. Economics West 1978 assessment stated that two deputies are currently placed in the Huntley area. The undersheriff felt his services would be adequate for the initial stages of development, with additional personnel necessary as growth proceeds. In recent conversation between the DHES and Mike Schafer, Yellowstone County Undersheriff, regarding subdivisions in general, it was stated that present manpower is not adequate to cover the rapid development of Yellowstone County.

The proposed subdivision is not in a rural fire district. Lots to the east of Pryor Creek Road are in the boundaries of the Worden fire district but the bulk of this subdivision would be served by private subscription. O'Donnell's Fire service would be able to service this area from their substation on the Huntley Road.

Ambulance service would be provided by private firms such as Billing's Ambulance. Response time would be about 14 minutes to the area of development.

The Huntley-Worden School District #24 would serve this subdivision. Within the past two years, a great deal of controversy has centered on the possible impact of Pryor Creek on this school district. The April 1980 revised Environmental Impact Assessment had the following comments:

> Schools The Huntley-Worden School District #24 would serve this proposed subdivision. District #24 has a current debt of $202,000 for the high school with a debt limit of $1,604,920. The high school will pay $57,000 this year against the bond, leaving a dept of $145,000 which will be paid off in 1986. The elementary portion of the district has no existing debt and a debt limit of $1,499,000.
>
> The total district enrollment declined in the past three years at rates of 1 or 2%, but the 1979-80 enrollment figures declined 6.5% from 718 to 674. This follows the trend in Billings of declining enrollments and growing total population. The developer has indicated that there would be approximately 30 houses built per year, once approval of the subdivision is obtained, which would mean that the first impact of students would be in the 1981-82 school year, with an increase of up to 30 to 36 students, a 4-5% increase. This would be less than the decrease of the present year.
>
> Mills levied for school operation at Huntley-Worden District #24 are the lowest of any surrounding school districts, including both urban and agricultural communities:

	Mills levied
Huntley-Worden #24	62
Independent #51	71
Broadview #21	72
Custer #15	79
Laurel #7	86
Sheperd #37	104
Billings #2	111

* All financial and enrollment figures used above are from the office of the County Superintendent of Schools

Correspondence from Calvin McRae dated November 25, 1980 indicates a shift in the previous enrollment pattern. The elementary school showed a 5.7% increase in enrollment as of September 1, 1980. The elementary building is presently at capacity and cannot absorb more students without a deterioration of the quality of education.

On the other hand, 30-40 more students can be absorbed in grades 7-12. The shop and home economics facilities remain overcrowded.

The current District #24 debt amounts to $176,750. A payment will be made in December which will leave a dept of $151,500.

Total enrollment for the district is up 1.5% for the current school year (680-685). This past spring it took 3 elections to approve a reduced high school special voted levy for operation of the schools.

The following excerpts are taken from letters presented to the Yellowstone City-County Planning Board and the Yellowstone County Commissioners:

> The (Huntley Project Public Schools) Board of Trustees has gone on record in the opposition of proposed Pryor Creek Subdivision for the following reasons:
>
> 1. The school district can absorb only 50 additional students from subdivisions without building more facilities.
>
> 2. The cost of providing facilities for the Pryor Creek subdivision would more than double school district #24's taxes, making the highest of any school district in Yellowstone County.
>
> 3. Upon the subdivisions completion 15 years from now a mill will not bring in any more per child than it does today even though costs will have increased 150% or more. This tells us the subdivision cannot come close to paying its own way.
>
> 4. Legislation has not been passed to help districts impacted by subdivisions to build buildings.
>
> 5. Apparently, the lots can be divided by the purchaser. If this is the case, then instead of the 1328 possible figures used in our projections, the subdivision has a potential of 2122 students which would be devastating.
>
> Position Statement on all proposed subdivisions within the School District #24, Yellowstone County.
>
> The Board of Trustees of School District #24 opposes all subdivisions within it's boundaries for the following reasons:

1. The School District can absorb 100 students (May 1980) before additional facilities will be required. Shadow Canyon, Buffalo Bluffs, and Lewis and Clark subdivisions all exist with a total of 343 10 acre lots which can be divided into 2 1/2 acres. This is a potential of 1372 possible homesites with a possible 1650 students.

2. In the spring of 1981, Montana Power plans to parallel it's line from Colstrip to Broadview. This project will take approximately 2 years and will impact our school district with 40-50 students.

3. The cost of providing facilities for students from subdivisions is prohibitive to the local property owner. Subdivisions will generate less than 50% of the taxable value needed to support the schools for the children coming from the subdivision. We feel subdivisions should be able to pay their own way or they should not be approved.

4. In April 1980, one mill will raise approximately $11.80 per student in the Elementary and $24.59 per High School student. Our School District ranks among the lowest in the State in ability to raise money. (The lowest is $5.00 per student per mill and the highest is $1,000.00 per student per mill)

A $60,000.00 house on a $10,000.00 lot will bring a $4.98 per elementary student and the same for a High School student. This is far less than the amounts we presently bring in for each student as present. Temporary housing is far less.

Legislation has not been passed to help School Districts impacted by subdivisions to provide facilities and to provide for operation of schools.

The Board's opposition to subdivisions is based on the above reasons. This opposition is for all proposed subdivisions in our School District and will continue until satisfactory legislation is passed to provide school facilities at reasonable costs to the property owner.

11. Industrial and Commercial Activity

The construction of the 18 hole golf course and planned convention center will have a favorable impact on employment and community income. Also 3 commercial lots are proposed near the interstate exit.

See comments under item no. 6 in Potential Impacts on the Human Environment.

12. Demands for Energy

Electrical power will be provided by the Yellowstone Valley Electric Cooperative. Since Colstrip units 3 and 4 have been approved and are currently under construction, there should be no problem with providing adequate power.

Telephone service will be provided by Project Telephone Company. Equipment and cable will be enlarged to handle additional service.

Since the subdivision is located approximately 12 miles from Billings, there would be greater gasoline consumption for those commuting for employment and shopping than those living near or in the city.

13. Locally Adopted Environmental Plans and Goals

The following is an excerpt taken from the preliminary plat approval of Pryor Creek Estates by the Yellowstone County Board of County Commissioners:

> In the past and expected in the future, a continual 3+% growth factor in Yellowstone County would show a need for additional subdivisions due to extensive expansion in the eastern extensive coal reserves.
>
> The majority of the expressed public opinion has not been favorable toward the subdivision as it was originally proposed. However, because the lots have been doubled in size, this should greatly reduce objections to the high density. The bulk of the persons expressing unfavorable opinions live in communities near the location. The sentiment expressed thus far is not necessarily reflective of public opinion throughout Yellowstone County.
>
> The effects on the natural environment and wildlife are thought to be minimal. There is no effect on agriculture as the area has not been farmed for some years; the land is considered dryland.
>
> The primary effect expressed was impact on the School District. This applies to any and all subdivisions created in the county. This is not considered an objectionable effect and the children must attend school wherever located.
>
> The proposed golf course and related improvements will have the immediate effect of raising the tax base for the local school district. When houses are constructed and lots are otherwise improved, the school district's tax base will likewise be positively affected, as will Yellowstone County's.

> In conclusion, only two of the eight criteria listed can possibly be construed in a negative light. Because of the increase in lot size and the increased tax base, the impact on the school district will be far less than originally anticipated. Therefore, by considering all of the above criteria together, it is our conclusion that Pryor Creek Estates Subdivision is in the "public interest."

The recommendation of the city-county planning board was to deny the subdivision.

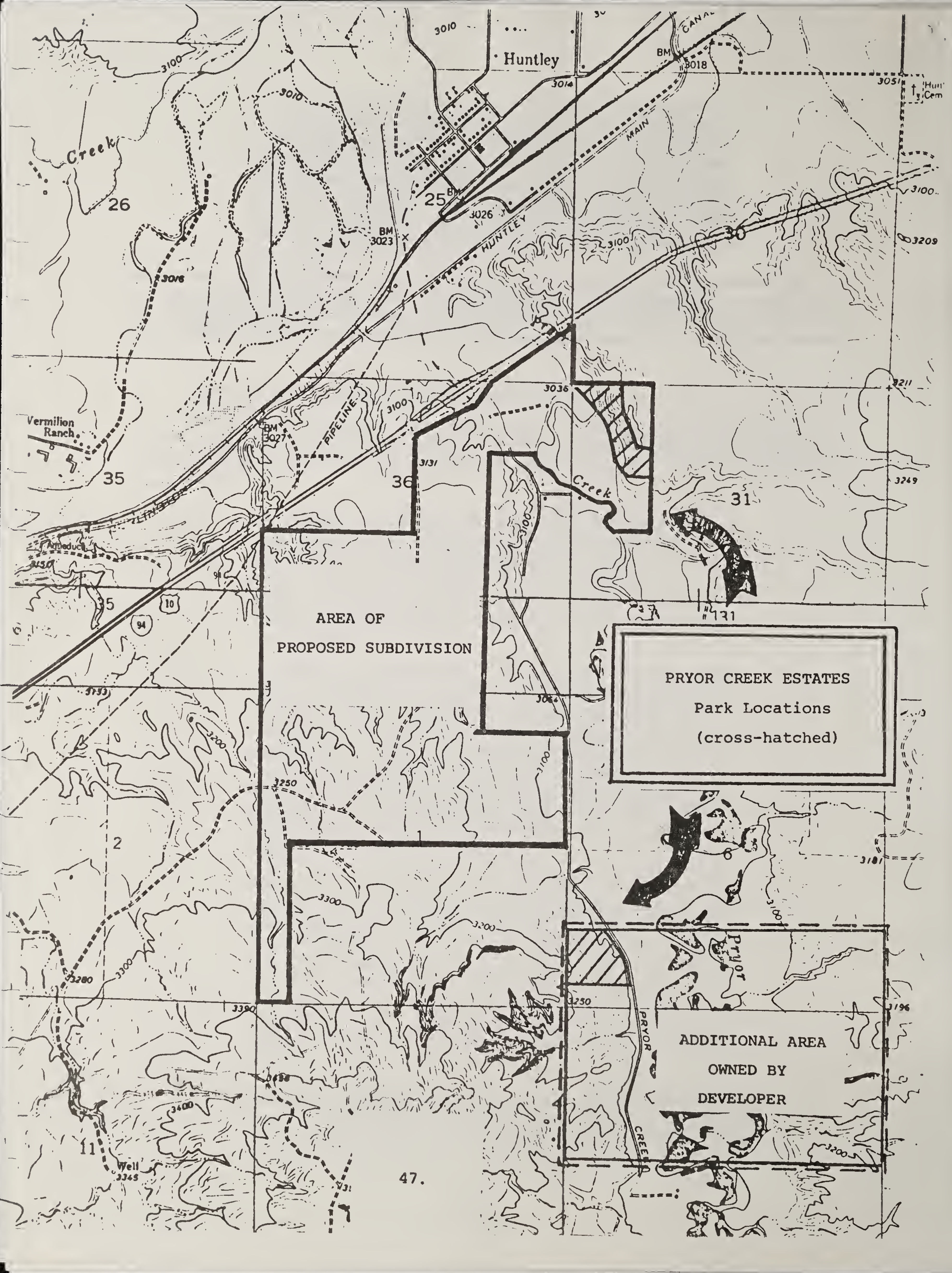
14. Transportation Networks and Traffic Flows

The updated assessment for Pryor Creek contains a traffic accessibility study. According to Jerry Cormier's report, Pryor Creek Road south of the Interstate will be most heavily impacted. The following comments were made:

> All roads in the area will receive some impact. Most heavily impacted will be the Pryor Creek Road south of the Interstate for a distance of about 1.6 miles. This road will be raised to about 83% of functional capacity at full development, and during peak hours may exceed short term capacities.
>
> Additional impacts may be expected in the Billings area. However, all Interstate routes would remain at under 50% of capacity. Determining traffic destinations once at Billings 10 years from full development would be difficult to predict, to say the least, although impacts can be expected at current existing bottlenecks, such as the U.S. 87 bridge over the Yellowstone River, and the intersection at the Fairgrounds (Exposition Drive, 1st Ave. North, and U.S. 87).
>
> Impacts in these areas may be lessened with additional river crossings and interchanges proposed and committed. The "Billings Area Transportation Study" (March, 1978, City-County Planning) lists an additional bridge crossing over the Yellowstone River to connect Bench Boulevard-Hilltop Road to the Lockwood Interchange on I-94. The same study indicates a full diamond interchange at Johnson Lane on I-94, and another bridge to tie in Johnson Lane with Billings Heights.
>
> The above mentioned items may be constructed before PRYOR CREEK ESTATES is fully developed, which should lessen the impact of this subdivision on the section of U.S. 87 from I-94 to the Fairgrounds.

> In discussions with the City of Billings Traffic Engineer, it was pointed out that the current alignment of the intersection of the Yellowstone Trail and the Pryor Creek Road could be a hazardous intersection. This danger has been eliminated to a large extent by changing the alignment of the arterial within the subdivision (Yellowstone Trail) to a point south of the existing intersection.

In conversation with Wayne Speelmon, it was discovered that the Montana State Dept. of Highways has not commented on the most recently proposed subdivision plan. The latest correspondence available was a March 6, 1979 letter referring to a then proposed Pryor Creek Estates Trailer Park.



PRYOR CREEK ESTATES
Park Locations
(cross-hatched)
AREA OF
PROPOSED SUBDIVISION
ADDITIONAL AREA
OWNED BY
DEVELOPER
Huntley
Hunt Cem
Vermilion Ranch
Creek
Creek
Pryor
PRYOR CREEK
HUNTLEY MAIN CANAL
PIPELINE
Aqueduct
Well
BM 3018
BM 3023
BM 3027
3010
3014
3026
3036
3051
3100
3131
3200
3209
3211
3249
3250
3300
3345
3390
3400
3181
3196
26
25
30
35
36
31
2
1
6
11
10
94